

Appendix J

Will Serve Letters

Appendix J.1

Los Angeles Department of Water and Power, Water and Electricity Connection Services Request 3rd and Fairfax Mixed Use Project, April 24, 2019.

Appendix J.2

Los Angeles Department of Water and Power, Fire Service Pressure Flow Report, 6310 W. 3rd Street, February 26, 2018.

Appendix J.3

City of Los Angeles, Bureau of Engineering, Wastewater Engineering Services Division, 3rd and Fairfax Mixed Use Project – Notice of Preparation of Environmental Impact Report and Public Scoping Meeting, March 1, 2019

City of Los Angeles, Bureau of Engineering, Wastewater Engineering Services Division, 3rd and Fairfax Mixed Use Project – Refined Project Description, email correspondences, dated October 21, 2020 – October 30, 2020.

Appendix J.4

Southern California Gas Company, Will Serve Letter Request for – 6300 W 3rd Street Los Angeles, CA 90036, March 20, 2019.

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Appendix J.1

Will Serve Letters

Los Angeles Department of Water and Power,
Water and Electricity Connection Services Request
3rd and Fairfax Mixed Use Project,
April 24, 2019.

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CUSTOMERS FIRST

April 24, 2019

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Christina E. Noonan

Aura Vasquez

Barbara E. Moschos, Secretary

David H. Wright, General Manager

Ms. Elise Lorenzana, Senior Environmental Planner
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Lorenzana,

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
3rd and Fairfax Mixed-Use Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated March 18, 2019 requesting LADWP's ability to provide water and electric services for the 3rd and Fairfax Mixed-Use Project (Project). (Thomas Brothers Maps, Page 633, B1)

The Project is the 3rd and Fairfax Mixed-Use Project and is located at 300 and 370 S. Fairfax Drive, 347 S. Ogden Drive, 6300-6302 W. 3rd Street, 6310-6328 W. 3rd Street, 6332-6360 W. 3rd Street, and 6370 W. 3rd Street, Los Angeles, CA 90036. The Project Site is bounded by W. 3rd Street to the north, S. Ogden Drive to the east, Hancock Park Elementary School to the south, and S. Fairfax Avenue to the west.

The Project includes the demolition of approximately 151,048 square feet of the two easternmost buildings on site (the two story commercial building and the one-story commercial building). The buildings on the western portion of the Project Site would remain. The Project would include the construction of a mixed-use residential and commercial building located on the east side of the Project Site with up to two levels of subterranean parking.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act (CEQA) Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase, etc.) are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

Mr. Richard Harasick
Senior Assistant General Manager – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

If you have any further questions regarding the water supply assessment process, please contact Mr. Delon Kwan, at (213) 367-2166 or by e-mail at Delon.Kwan@ladwp.com.

Below you will find some information about water needs.

Water Needs

As the Project proceeds further in the design phase, we recommend the Project applicant or designated Project Management Engineer contact Mr. Hugo Torres at (213) 367-2130 or by e-mail at Hugo.Torres@ladwp.com to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service.

1. Please describe sizes and capacities of existing water mains that would serve the project site and the surrounding area (e.g., along ____). Please include a map illustrating your description.

Existing water mains are:

- 12 inch CI in Fairfax Ave
- 8 inch CI in Third St
- 8 inch in a portion of Colgate Ave and Ogden Dr

As shown on the attached water service maps 136-177 and 138-177.

2. Are there any existing water service problems/deficiencies in the Project area?

There are no known water service problems/deficiencies.

3. If water service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?

There are no known water service problems/deficiencies.

4. Would there be a disruption in water service in the project area when “hooking-up” the proposed project? If so, about how long would the disruption last?

Water services are usually “hot tapped” so as to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will “hook-up” to our meter after the service is installed.

“Hooking-up” rarely results in disruption in water service within the proposed project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.

5. Would the LADWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area?

If the proposed Project is within the City's General Plan and the C2 Zone's allowable use and area limits, LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the proposed water demands and fire demands of the project are known. Once a determination of the water and fire demands has been made, LADWP will assess the need for additional facilities, if needed.

6. If the answer to question five is “no,” what new infrastructure or upgrades would be needed to meet the proposed project's demand for water?

If the proposed Project is within the City's General Plan and the C2 Zone's allowable use and area limits, LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the proposed water demands and fire demands of the project are known. Once a determination of the water and fire demands has been made, LADWP will assess the need for additional facilities, if needed.

7. Would the LADWP be able to accommodate the proposed project's demand for water service with existing water supplies?

The LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands given certain growth projections for population and land use in the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 20-year horizon. The

City's water demand projection by the Southern California Association of Governments (SCAG).

**Please refer to the following for a link to the 2015 UWMP:
<http://www.ladwp.com/2015uwmp>**

In general, projects that conform to the demographic projection from the RTP by SCAG and are currently located in the City's service area are considered to have been included in LADWP's water supply planning efforts; therefore, projected water supplies would meet projected demands.

The proposed Project may be required to comply with the California Water Code Sections 10910-10915, in accordance with adopted legislation (SB 901, SB 610, and SB 221) for a Water Supply Assessment (WSA). The CEQA lead agency, not LADWP, determines whether or not the proposed project parameters are subject to state law requiring a WSA, and a separate request must be made by the lead agency in writing and sent to LADWP.

8. **Would the water pressure and supply in the project area be adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the proposed project?**

The private engineer shall request from the Los Angeles Fire Department (LAFD) the required fire flow requirements for the Project. Please contact the Hydrant and Access Unit of the Los Angeles Fire Department at (213)482-6543. The LADWP will then determine whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met.

The water pressure and water supply in the Project area met the Los Angeles Department of Building and Safety (LADBS) and LAFD requirements at the time it was constructed. However, with implementation of the proposed Project, upgrades to the existing water system may be required to meet the current LADBS and LAFD requirements for specific projects.

To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded. Applications and information can be found on our website at:

https://www.ladwp.com/ladwp/faces/wcnav_externalId/p-cs-highlow-wtr-presur?_afrcs=state=pqgxi3f5_4&_afrcsLoop=478784485141173&_afrcsWindowMode=0&_afrcsWindowId=10562js7xn_71#%40%3F%3D10562js7xn_71%26%3D478784485141173%26%3D0%26%3D10562js7xn_95

9. In order to assess the proposed project's future consumption of water, please provide your recommended rates. Land Use: _____ gallons / dwelling unit (DU) / day

For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). Please refer to the current factors at the following link: <http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf> or contact the LADWP Water Resources' Development group for a copy of the factors.

For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.

Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed project.

Power Needs

It should be noted that the Project Applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed Project.

As the Project proceeds further, please contact one of our Engineering Offices, as listed on Pages 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

1. Please describe the sizes and voltages of existing electrical distribution lines that would serve the project site and the surrounding area (e.g., along _____). Please include a map illustrating your description.
 - **34.5-kV: underground circuits along W. 3rd St adjacent to this project site.**

- **4.8-kV: underground along W. 3rd St, adjacent to the site.**
- **4.8-kV: underground along S. Fairfax Ave, adjacent to the site.**

Based on preliminary review, this project will be supplied from the 34.5-kV system.

LADWP does not release/provide electrical distribution maps.

2. Are there any existing electricity service problems/deficiencies in the project area?

No, however the cumulative effect of this and other new and added loads in the area will require near term and/or future additions to the distribution system capacity. The project will require on-site transformation facilities.

3. If electricity service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?

There are no existing electricity service deficiencies.

4. Would there be a disruption in electrical service in the project area when "hooking-up" the proposed project? If so, about how long would the disruption last?

This cannot be answered without determining the method and voltage of service. If the connection of the project necessitates a disruption, certain procedures and processes will be followed to limit the disruption to a small area.

5. Would the LADWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area?

This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future.

6. If the answer to five is "no," what new infrastructure would be needed to meet the proposed project's demand for electricity?

This Project will require on-site transformation and may require underground line extension on public streets. LADWP may require space for two pads for electrical equipment within the property with the required clearances and accessibility to the equipment.

7. Would the LADWP be able to accommodate the proposed project's demand for electricity with existing electricity supplies?

Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at <https://www.ladwp.com> under Commercial/Customer Service/Electric Service/Codes and Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.

8. In order to assess the proposed project's future consumption of electricity, please provide us with your recommended rates. Land Use: multi-family residential = Kilowatt-hour / unit / year

LADWP does not provide consumption rates.

Water Conservation

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_afrcState=h8fsat92s_4&_afrcLoop=3392823718109 for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

Energy Efficiency

LADWP suggests consideration and incorporation of energy- efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. For further information please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939 or by e-mail at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebatess>

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Yamen Nanne is the Solar Energy Program Manager and can be reached at (213) 367-2585 or by e-mail at Yamen.Nanne@ladwp.com.

For more information about the Solar Incentive Program, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program.

For more information on other rebates and programs, please visit the LADWP website: <https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-savemoney/c-sm-rebatesandprograms>

Electric Vehicle Transportation

LADWP is encouraging the installation of convenient electric vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City of Los Angeles. Mr. Louis Ting is the Power Engineering Manager in charge of this program and can be reached at (213) 367-0239 or via email at Louis.Ting@ladwp.com.

For more information on LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: www.ladwp.com/ev. If you would like a Customer Service Representative to answer your questions or review your account and help you decide on the best option, please call us at 1-866-484-0433 or email us at PluginLA@ladwp.com.

Please include LADWP in your mailing list and address it to the attention of Mr. Charles C. Holloway in Room 1044 for review of the environmental document for the proposed Project.

Ms. Elise Lorenzana
Page 9
April 24, 2019

Mr. Charles C. Holloway
Manager of Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012

If there are any additional questions on this utility services request, please contact
Ms. Kathryn Laudeman, of the Environmental Assessment Group, at (213) 367-6376.

Sincerely,



Charles Holloway
Manager of Environmental Planning and Assessment

KL:th 
Enclosures

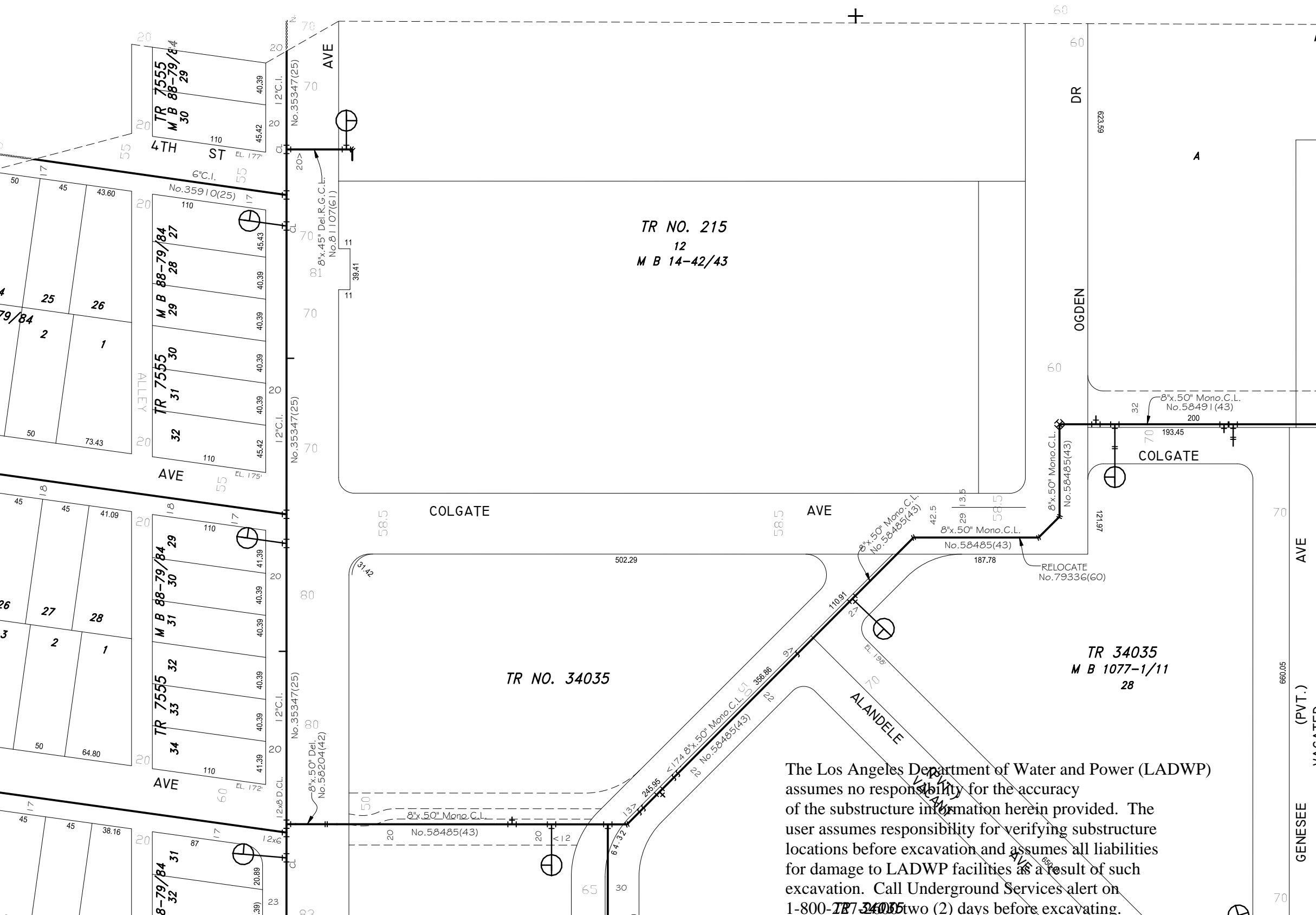
c/enc: Ms. Lucia Alvelais
Mr. Richard Harasick
Mr. Chuck Holloway

Mr. Delon Kwan
Ms. Kathryn Laudeman
Mr. Louis Ting

Mr. Yamen Nanne
Mr. Mark Gentili

138-177

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Services alert on 1-800-227-2600 two (2) days before excavating.



The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Services alert on 1-800-227-2600 two (2) days before excavating.

Appendix J.2

Will Serve Letters

Los Angeles Department of Water and Power,
Fire Service Pressure Flow Report, 6310 W. 3rd Street,
February 26, 2018.

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City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 65807

Fire Service Pressure Flow ReportSERVICE NUMBER **626584**For: **6310 W 3RD ST** Approved Date: **2-26-2018**Proposed Service **6 INCH** off of the**8** inch main in **3RD ST** on the **SOUTH** side approximately**562** feet **EAST** of **EAST** of **FAIRFAX AV** The System maximum pressure is**175** psi based on street curb elevation of **186** feet above sea level at this location.The distance from the DWP street main to the property line is **49** feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	144				
345	143				
500	142				
620	141				
725	140				
820	139				
905	138				
980	137				
1055	136				
1125	135				

Meter Assembly Capacities**Domestic Meters**

1 inch = 56 gpm
 1-1/2 inch = 96 gpm
 2 inch = 160 gpm
 3 inch = 220 gpm
 4 inch = 400 gpm
 6 inch = 700 gpm
 8 inch = 1500 gpm
 10 inch = 2500 gpm

Fire Service

2 inch = 250 gpm
 4 inch = 600 gpm
 6 inch = 1400 gpm
 8 inch = 2500 gpm
 10 inch = 5000 gpm

FM Services

8 inch = 2500 gpm
 10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: With 750 gpm simultaneous flow from 8" domestic service. The customer requires 1875 gpm total flow (750gpm DS, 1125 gpm FS) and the maximum available flow is 2600 gpm combined.

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 02-26-18. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN
Prepared by

ELIA SUN
Approved by

138-177
Water Service Map

Appendix J.3

Will Serve Letters

City of Los Angeles, Bureau of Engineering,
Wastewater Engineering Services Division,
3rd and Fairfax Mixed Use Project –
Notice of Preparation of Environmental Impact Report and
Public Scoping Meeting,
March 1, 2019

City of Los Angeles, Bureau of Engineering, Wastewater
Engineering Services Division, 3rd and Fairfax Mixed Use Project –
Refined Project Description, email correspondences, dated
October 21, 2020 – October 30, 2020.

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 1, 2019

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Mindy Nguyen, City Planner
Department of City Planning

FROM: For Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RECEIVED
CITY OF LOS ANGELES

MAR 08 2019

**MAJOR PROJECTS
UNIT**

**SUBJECT: 3RD AND FAIRFAX MIXED-USE PROJECT - NOTICE OF
PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND
PUBLIC SCOPING MEETING**

This is in response to your February 20, 2019 letter requesting a review of the proposed mixed-use project located at 300-370 S Fairfax Ave, 6300-6370 W 3rd St, and 347 S Ogden Dr, Los Angeles, CA 90036. The project will consist of 331 multi-family residential and commercial space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Commercial/Retail	50 GPD/1000 SQ.FT	151,048 SQ.FT	(7,552)
<i>Proposed</i>			
Residential: APT- Studio	75 GPD/ DU	70 DU	5,250
Residential: APT- 1 BDRM	110 GPD/ DU	162 DU	17,820
Residential: APT- 2 BDRM	150 GPD/ DU	66 DU	9,900
Residential: APT- 3 BDRM	190 GPD/ DU	33 DU	6,270
Commercial/Retail	50 GPD/1000 SQ.FT	83,994 SQ.FT	4,200
Total			35,888 GPD

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on 3rd Street. The sewage from the existing 10-inch line feeds into a 39-inch line on Crescent Heights Blvd before discharging into a 63-inch sewer line on Fairfax Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 10-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
10	3RD St.	*	415,790 GPD
15	Wilshire Blvd.	45	1.27 MGD
39	Crescent Heights Blvd.	40	16.43 MGD
39	Crescent Heights Blvd.	83	16.43 MGD
45	Stearns Dr.	42	24.88 MGD
63	Fairfax Ave.	36	26.7 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project, based on implementation of the La Cienega Interceptor Sewer Project, which is projected to be completed on October 31, 2019. Upon completion of construction, a full hydraulic analysis will need to be conducted to ensure that the relief project provides adequate hydraulic conveyance capacity.

Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and

discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

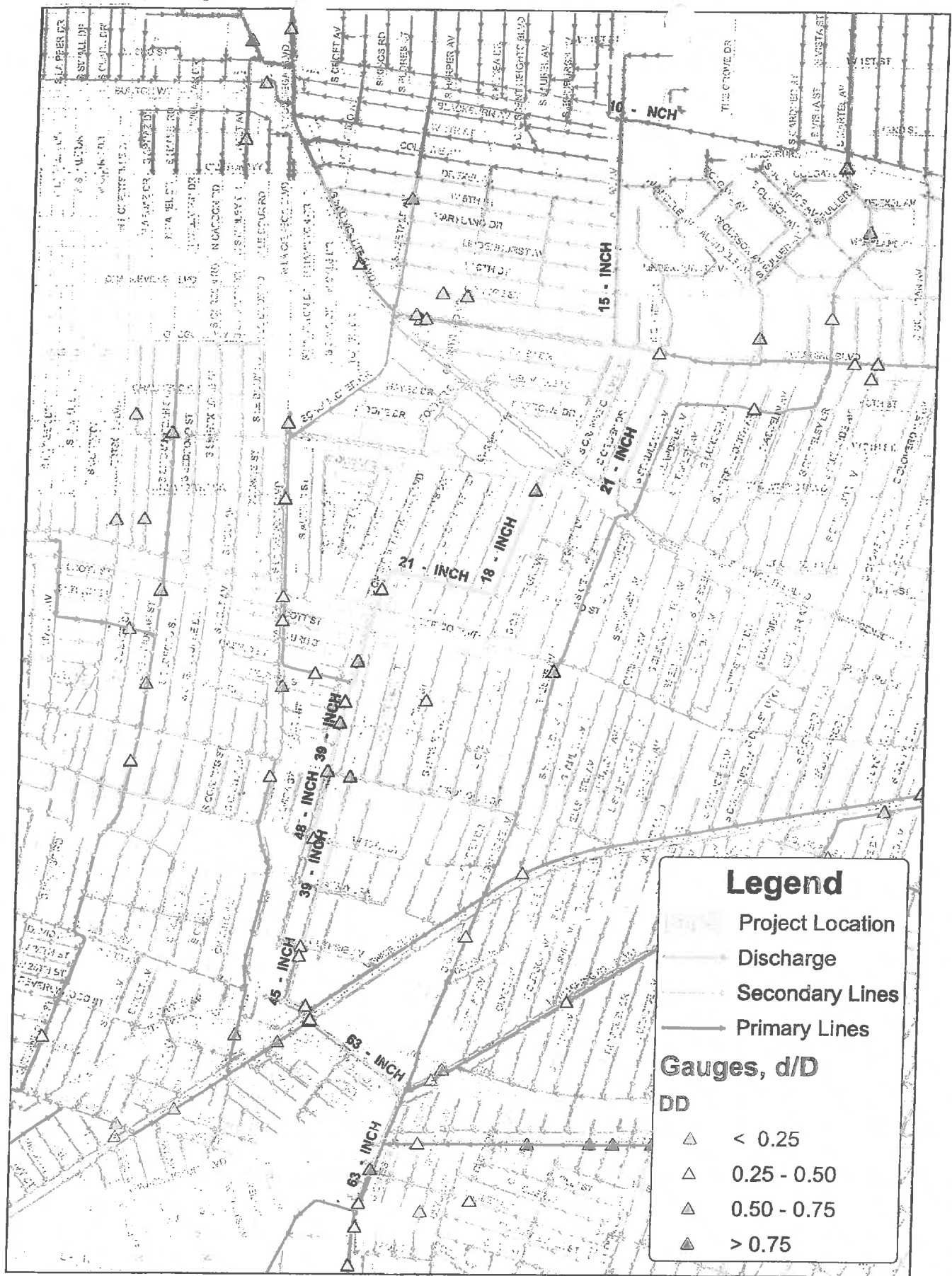
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

CD/AP: sa

Attachment: Figure 1 - Sewer Map

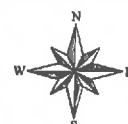
c: Kosta Kaporis, LASAN
Cyrus Gilani, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
1rd and Fairfax Mixed-Use Project
Sewer Map



0 390 780 1,560 2,340 3,120
Feet

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

**SEWERAGE FACILITIES CHARGE
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EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275



Cesar Moreno <cesar.moreno@lacity.org>

3rd and Fairfax Mixed-Use Project - Refined Project Description

8 messages

Cesar Moreno <cesar.moreno@lacity.org>
To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

Wed, Oct 21, 2020 at 10:20 AM

Hi Chris,

The project description for the 3rd and Fairfax Mixed-Use Project has been slightly refined since LA Sanitation's original review letter dated March 1, 2019 (please see attachment).

The project description has since been revised to include Proposed Project estimated wastewater generation (please see attached revised wastewater generation table). The overall floor area and number of dwelling units is unchanged from the previous review by LA Sanitation.

We would like to get confirmation from you as to whether these changes would alter any of the conclusions of the 3/1/19 letter, or if the conclusions would remain valid.

Many thanks, we look forward to your comments.



Cesar Moreno
Planning Assistant
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3656



2 attachments

3rd and Fairfax LASAN 3_1_19 Letter.pdf
2080K

3rd and Fairfax Estimated Wastewater Generation.docx
17K

Christophe DeMonbrun <chris.demonbrun@lacity.org>
To: cesar.moreno@lacity.org
Cc: Albert Lew <albert.lew@lacity.org>

Wed, Oct 21, 2020 at 11:03 AM

Hello Cesar,

Thank you for the notice. Albert Lew (cc'd) is the group lead for wastewater services information requests. He will review your resubmission and let you know if there are any adverse effects from the changes noted. If the changes do not impact the conveyance system in a significant way he will reply via email stating this. I believe this should be sufficient for your CEQA/Planning purposes.

Please let me know if you have any questions.

Regards,

Chris

----- Forwarded message -----

From: **Cesar Moreno** <cesar.moreno@lacity.org>

Date: Wed, Oct 21, 2020 at 10:20 AM

Subject: 3rd and Fairfax Mixed-Use Project - Refined Project Description

To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

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Cesar Moreno

Planning Assistant

Los Angeles City Planning

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--

Chris DeMonbrun, MSCE, P.E.

Environmental Engineer

Wastewater Engineering Services Division - LA Sanitation

City of Los Angeles - Department of Public Works

Phone: (323) 342-1567

Fax: (323) 342-6210



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2 attachments



3rd and Fairfax LASAN 3_1_19 Letter.pdf

2080K



3rd and Fairfax Estimated Wastewater Generation.docx

17K

Cesar Moreno <cesar.moreno@lacity.org>

To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

Wed, Oct 21, 2020 at 11:17 AM

Cc: Albert Lew <albert.lew@lacity.org>

Thanks, Chris.

Best regards.

-Cesar



Cesar Moreno

Planning Assistant

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

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On Wed, Oct 21, 2020 at 11:03 AM Christophe DeMonbrun <chris.demonbrun@lacity.org> wrote:

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Regards,

Chris

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From: **Cesar Moreno** <cesar.moreno@lacity.org>

Date: Wed, Oct 21, 2020 at 10:20 AM

Subject: 3rd and Fairfax Mixed-Use Project - Refined Project Description

To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

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Cesar Moreno

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Albert Lew <albert.lew@lacity.org>

Mon, Oct 26, 2020 at 2:36 PM

To: Cesar Moreno <cesar.moreno@lacity.org>

Cc: Christophe DeMonbrun <chris.demonbrun@lacity.org>, Sunbula Azieh <sunbula.azieh@lacity.org>

Hello Cesar,

We have analyzed the conveyance system for the same pipe locations to discharge. The system may be able to accommodate the new discharge rate of 63,022 GPD for your project.

This email will serve as confirmation. Please let me know if you have any questions.

Regards,

Albert C. Lew, P.E.

Wastewater Engineering Services Division (WESD)
Bureau of Sanitation
Department of Public Works
City of Los Angeles
Phone: 323.342.6207
Fax: 323.342.6210



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On Wed, Oct 21, 2020 at 11:17 AM Cesar Moreno <cesar.moreno@lacity.org> wrote:

Thanks, Chris.

Best regards.

-Cesar



Cesar Moreno

Planning Assistant

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3656



On Wed, Oct 21, 2020 at 11:03 AM Christophe DeMonbrun <chris.demonbrun@lacity.org> wrote:

Hello Cesar,

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Please let me know if you have any questions.

Regards,

Chris

----- Forwarded message -----

From: **Cesar Moreno** <cesar.moreno@lacity.org>

Date: Wed, Oct 21, 2020 at 10:20 AM

Subject: 3rd and Fairfax Mixed-Use Project - Refined Project Description

To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

Hi Chris,

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Cesar Moreno

Planning Assistant

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--

Chris DeMonbrun, MSCE, P.E.
Environmental Engineer
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City of Los Angeles - Department of Public Works
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Cesar Moreno <cesar.moreno@lacity.org>

Tue, Oct 27, 2020 at 9:36 AM

To: Albert Lew <albert.lew@lacity.org>

Cc: Christophe DeMonbrun <chris.demonbrun@lacity.org>, Sunbula Azieh <sunbula.azieh@lacity.org>

Thanks, Albert.



Cesar Moreno

Planning Assistant

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

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On Mon, Oct 26, 2020 at 2:37 PM Albert Lew <albert.lew@lacity.org> wrote:

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Regards,

Albert C. Lew, P.E.

Wastewater Engineering Services Division (WESD)

Bureau of Sanitation

Department of Public Works

City of Los Angeles

Phone: 323.342.6207

Fax: 323.342.6210



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On Wed, Oct 21, 2020 at 11:17 AM Cesar Moreno <cesar.moreno@lacity.org> wrote:

Thanks, Chris.

Best regards.

-Cesar



Cesar Moreno
Planning Assistant
Los Angeles City Planning
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Chris

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From: **Cesar Moreno** <cesar.moreno@lacity.org>
Date: Wed, Oct 21, 2020 at 10:20 AM
Subject: 3rd and Fairfax Mixed-Use Project - Refined Project Description
To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

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Chris DeMonbrun, MSCE, P.E.
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Cesar Moreno <cesar.moreno@lacity.org>

Fri, Oct 30, 2020 at 4:58 PM

To: Albert Lew <albert.lew@lacity.org>

Cc: Christophe DeMonbrun <chris.demonbrun@lacity.org>, Sunbula Azieh <sunbula.azieh@lacity.org>

Hello, Albert.

I would like some clarification on your confirmation.

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Thank you.



Cesar Moreno
Planning Assistant
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3656



On Tue, Oct 27, 2020 at 9:36 AM Cesar Moreno <cesar.moreno@lacity.org> wrote:

Thanks, Albert.



Cesar Moreno

Planning Assistant

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Hello Cesar,

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Regards,

Albert C. Lew, P.E.

Wastewater Engineering Services Division (WESD)

Bureau of Sanitation

Department of Public Works

City of Los Angeles

Phone: 323.342.6207

Fax: 323.342.6210



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Best regards.

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From: **Cesar Moreno** <cesar.moreno@lacity.org>

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Subject: 3rd and Fairfax Mixed-Use Project - Refined Project Description

To: Christophe DeMonbrun <chris.demonbrun@lacity.org>

Hi Chris,

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Fri, Oct 30, 2020 at 6:17 PM

To: Cesar Moreno <cesar.moreno@lacity.org>

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Wed, Nov 4, 2020 at 1:13 PM

To: Albert Lew <albert.lew@lacity.org>

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E-NEWS

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Appendix J.4

Will Serve Letters

Southern California Gas Company,
Will Serve Letter Request for – 6300 W 3rd Street
Los Angeles, CA 90036,
March 20, 2019.

[Page left intentionally blank.]



March 20, 2019

HOLLAND ACQUISITIONS LLC
731 S. SPRING ST SUITE 202
LOS ANGELES CA 90014

RE: Will Serve Letter Request for – 6300 W 3RD STREET LOS ANGELES CA 90036

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Jones
Pipeline Planning Assistant
SoCalGas-Compton HQ